

**August 19, 2004**  
**WSTL Advisory Committee Minutes**  
Meeting Minutes will be approved on August 26, 2004

Committee members present: Greg Gunderson, Jeff Gilman, Steve Lorch, Marshall Friedman, Richard Marriott, Tyler Tourville, Charlie Abell, Sheila Bowen, Andy Feury, Paul McKenzie, Marty Zeller, Lisa Horowitz

DNRC Non-committee Members Present: Greg Poncin

August 12, 2004 minutes approved with the following changes:

Remove last sentence to Dud's report to committee.

Stoltze has agreed with WSI and DNRC for access to Stoltze's land in case of emergency.

Change spelling of Qumay to Kbammy

Minutes approved with changes.

Jeff questioned the leases in Subarea Planning Concepts. Suggest changing "would" to "could." Marshall discussed Happy Valley's "term of lease." Reviewed motion from August 5, "Marshall moved the Happy Valley area be removed from development, the land be retained by the trust and there be no transfer of title." Lease was discussed but not part of motion.

Marty talk about Open Space policy. Do we want to present one? Use mechanisms to stop Land Board from accepting other uses. Marshall stated it should just be our recommendations. Anyone can make proposals. Work out other arrangement when the time comes. Greg Poncin understands that concept; however, the goal of plan to guide us be it third party or other wise. Preference of community or friends of each subarea, who is the second party? Marshall stated we were tasked with making a plan and we have one. Discussion of the plan not being complete and should be reviewed. Lisa asked if we have considered taking certain lands off the table for a certain amount of time. Jeff said yes and pieces should be prioritized to create opportunities and revenue. It make sense it could have a timeline attached. Lisa states we want to come up with a solution that won't be taken to court by groups such as Montrust. She is concerned about the language. Steve suggested taking land off the table for 25 years or off table for development for a certain period or until the community comes forward. Or a certain point of time triggers a neighborhood plan that would be a community preference. Advantage for community of bitable chunks, a time period, for residential development or other development at a certain time period. Alan talked with Tom Schultz from DNRC and they discussed finding a common ground, a plan that could include development so a balance might occur. Lisa wants a way to describe the plan so it does not land in court. Alan suggested an addendum to our votes so the majority of land is looked at again. Lisa agrees and asks how can we tie up the lands and not give any revenue. Jeff thinks they separate steps – the first is to look at specifics and then big picture. Lisa suggests adding an extra step and defining lands not appropriate for development. Greg P. clarified we have traditional uses for these areas.

Marty thinks we should go thru the subareas and review the group's desires to date.

Steve wondered if we take something off the table for 30 years or shift density, could we be credited. Alan stated density transfer can be in play. Example would be 600 units based on 200 acres, transfer 300, community would be credited for a cluster fashion development. Steve suggested deferring South side for a certain amount time.

Marshall moved 25 years.

Richard seconded.

Marty feels the group should get some feedback from the DNRC or City County to match the master plans. Marshall asked time on EPS. Steve believes 25 years from 2001

2 in favor

9 opposed

Motion failed.

Marshall move to match EPS time line. Jeff seconded.

Discussion on waiting.

Called for the question.

4 in favor

7 opposed

Motion failed

Happy Valley

Reviewed motion from August 5<sup>th</sup>... "Marshall moved the Happy Valley area be removed from development, the land be retained by the trust and there be no transfer of title." Paul asked if the motion would make the land a reduced value? Marshall confirmed the motion was not to create residential develop. Lisa asked what if someone fixed the problems would we be willing to develop. Andy stated we could use as a tool to get the problem fixed. You can solve these problems have a mechanism in place to fix. This is one area we could cluster. Paul asked if we could re-look at that motion and allow for development. Discussed motion to amends concept behind Andy's plan.

Steve amend motion to have the parcel continued to be used for traditional uses, including timber management and possible recreational leases and that development to be considered if the development concept will solve the sewer and water problem for current and new homes.

Sheila seconded.

Paul feels it needs to broaden to include alternative land use. Greg G asked if there is a cap for the amount of development? Committee discussed the need to review of map. Encourage cluster without burning up much land. Marty stated we could do general statements on cluster to consider open space. What about current zoning? Discussion of postponing number for next week, include tools to resolve current problems and put more definition to specific areas.

Steve withdrew motion. Committee agreed to hold off on voting until complete plans have been made for a selected area of land, i.e. all of Spencer, for example.

Charlie feels we should set the parameter and not detail the plan so specifically within these areas. Paul wants clarity of the parameter. What we are trying to accomplish in the plan?

Sheila will contact Leesa and let her know we are discussing some development on Happy Valley and ask for her input.

#### KM

Discussed the motion from August 5 "Rich moves that we remove all property for development except the two forty west of KM and south Spring Prairie. The lands will be retained by the trust." Richard reiterated the 40 area is under grazing lease to the Weeds. To say we will honor that lease forever is hard to justify. Rich stated this 40 acres is the only buffer from Whitefish Hills. Lisa suggested Weeds having the first right of refusal. Greg G suggests saving our language for bigger pieces and just put this up for reconsideration at the end of the lease.

Sheila stated that we need to plan these lands as a whole and not select pieces for select individuals. Alan agreed. Rich reminds us this needs to be a community plan and the Weeds are part of the community.

Marshall revenue generating ideas is so critical we should devote a whole meeting to this subject and include other members of the community. Committee discussed and decided to put it in the paper and put aside 2 hours on September 9. Sheila will put a press release in the Pilot.

Discussion on traditional uses and new uses. Jeff stated it needs to be per area. Lisa feels the concept needs to be directed more to the lay of land that allow for compatible revenue generating recreation, etc. Steve stated DNRC breaks it down by primary and secondary. Reclassified land for special use, i.e. no longer primary timberland but for ski hut as example. Greg G ask that we look at cabin leases and all the issues surround them. We should be specific about cabin leases. Discussion on identify what exist now.

Paul concurs with Lisa and we need to be aware of compatibility issues. Steve will see if he can get general list. Steve and Jeff will complete a list of traditional uses and report back to the committee next week.

Marty will retool the areas and send a copy for next weeks meeting.  
Meeting adjourn

#### Public Opinion

Asked that current cabin lease be address in the plan as to existing rights. Committee recognizes current leases. Give careful consideration of traditional uses as some of them are not positive.

Dore Schwinden introduce himself..he is the staffer for John Morrison.